



THE 19<sup>TH</sup> CENTURY  
 BELONGED TO THE UNITED  
 STATES. BUT THE 20<sup>TH</sup>  
 CENTURY BELONGS TO CANADA.  
(CAUTION)

# MANITOBA

**BULMER & DOWNIE**

306, 307, MCGREEVY BUILDING, 258½ PORTAGE AVE.

WINNIPEG

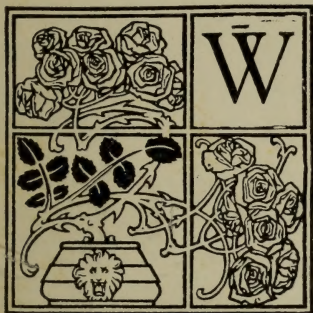
Folio [1908] 26438



*The* EDITH *and* LORNE PIERCE  
COLLECTION *of* CANADIANA



*Queen's University at Kingston*



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WE ARE ISSUING this small book with the earnest desire to give as much authentic and reliable information as possible concerning our country. With our limited space it was necessary to condense. We will take great pleasure in answering your letters fully and giving you all the information at our disposal concerning our great country.

## BULMER & DOWNIE

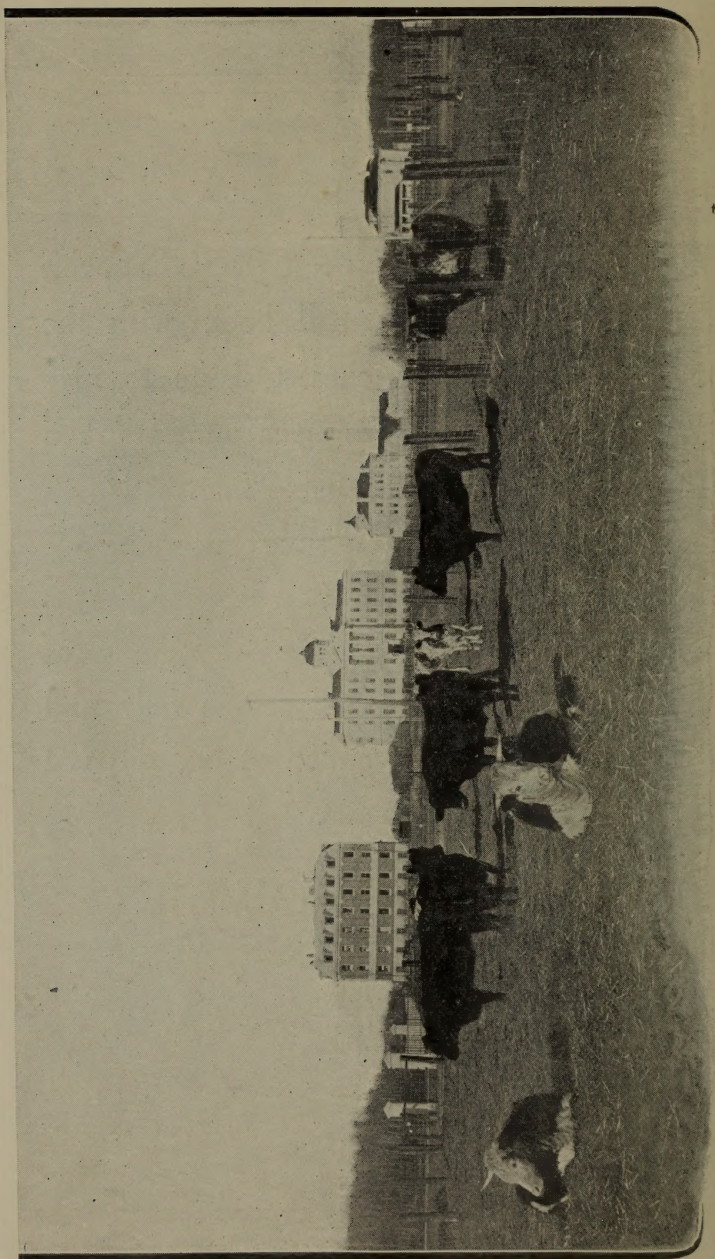
306-7 McGreevy Building, 258½ Portage Avenue

WINNIPEG

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Manitoba Government Agricultural Farm and Buildings





# Manitoba



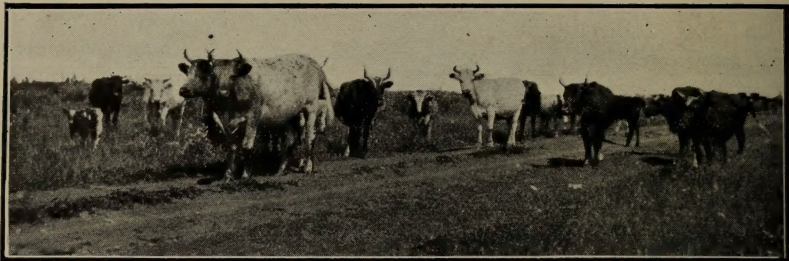
This Province lies directly North of the Eastern part of North Dakota and the Western part of the State of Minnesota. Less than thirty years ago Manitoba had no greater population than would make a town of very small proportions, destitute of any but the most primitive habitations, and without money or credit, practically an unknown land, simply a hunters' paradise controlled by a few large fur dealing companies. To-day Manitoba with its territory of 73,956 square miles and 25,000,000 acres of arable land has 6,500,000 acres of land under cultiva-



S. E. Quarter, Sec.20, Twp. 24. Rge. 16. Rich, nutritious grasses, clean, level land, beautiful poplar groves

tion, possesses farm buildings worth over \$125,000,000, nearly 200,000 horses, 400,000 cattle, 20,000 sheep, 150,000 hogs, a grain crop last season of nearly 120,000,000 bushels estimated to be worth \$75,000,000 besides potatoes and roots valued at about \$5,000,000 and dairy products that realized over \$1,500,000 and live stock exported and sold for over \$1,700,000.

It has a metropolitan city of over 140,000 inhabitants and upwards of 400 cities, towns, and villages scattered all over its fertile lands.



N. W. Quarter, Sec. 17, Twp. 24, Rge. 16, W. 1st. Rich land, provides a heavy growth of pea-vine and wild grasses that keep the cattle in excellent condition. This Quarter is four and one-half miles east of Ochre River, will be about one mile from siding on the new line of railway

## Soil

The very best indication of what land will produce when brought under cultivation is the quality of the natural growth.

Manitoba lands have a heavy, luxuriant growth of pea-vine, vetch, and red-top, with nice poplar and maple groves. The soil is a deep black loam on clay subsoil capable of standing great rain-fall or great drouth, and as rich as it is possible to find in the world. Successive crops of wheat for over twenty years have been grown in many places, without either fertilizer or summer-fallow, and still produces from twenty to twenty-five bushels to the acre.

## Climate

The climate of our Province is very agreeable and preferred by the settlers to that of Eastern Canada or the United States. We do not experience the wet sleety days that accompany the winters of Eastern Canada, nor in summer the hot winds and cyclones that make residence in some of the states unpleasant and dangerous.

Spring begins with April and the growth is so rapid as to be phenomenal. The soft maple trees will grow five feet in a single season. The summer days have more of brightness and sunshine than any other spot of lower latitude on the continent, while the autumn season is as delightful as can be imagined. The groves are decked in almost every conceivable color; brilliant orange, crimsons of every shade, russets and browns of every tint, and greens that are the despair of the artist. Our average rainfall is over twenty-one inches therefore we do not suffer from drouths that in other localities do so much damage.



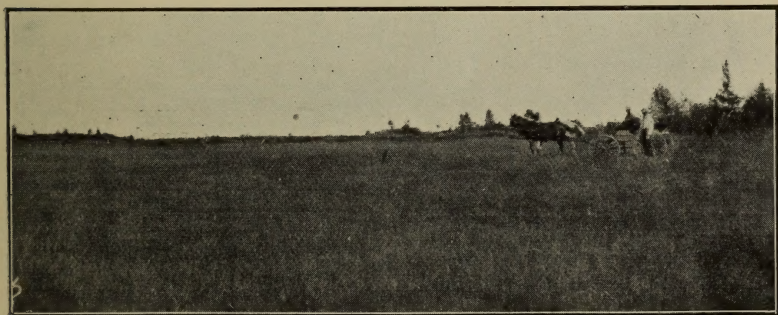
The dreamy Indian summer, when the rolling prairie is enveloped in an autumnal haze, with the yellow stubble fields gleaming in the dusky light, is a season that all Manitobans love, and that will remain for ever in the memory of those who have once witnessed it.

Snow does not usually fall until December, sometimes as late as Christmas; and this gives the farmer time to finish his threshing and to put his land in condition for the crop of the following year. The air is crisp and several degrees below zero, the sun shines as brightly as it did in June, everything is invigorating. The unvaried testimony of all who have lived in both climates is, that the dry air of the West is much to be preferred to the moist-laden atmosphere of the Eastern and Southern latitudes. The weather during the winter is steady, the variations usual to the East, are unknown.

Disease is little known, while epidemics are unheard of.

Great Britain is one of the earth's most favored regions for wheat growing. It has a summer of about 60 to 80 degrees F. In Northwestern Canada, the Dominion Government maintains sixteen stations where the temperature is daily recorded. Ten of the sixteen showed a mean summer temperature of 60 to 65 degrees F.

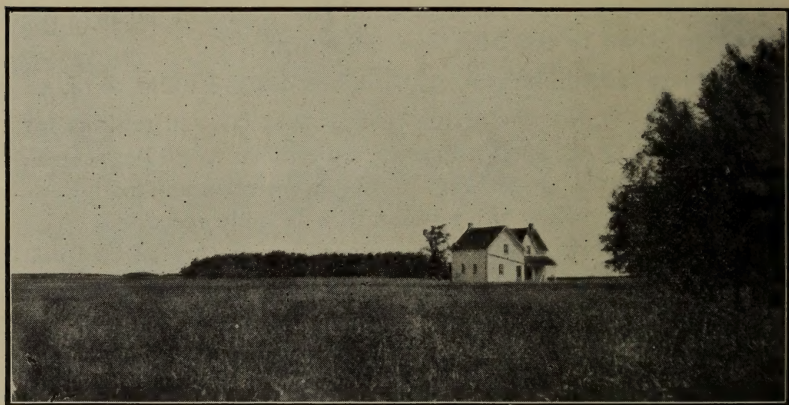
An eminent authority has declared that no one particular in her whole category of advantages is more effective, as an instrument to enable Canada to take the position destined to be hers in the future than her climate. Altitude more than latitude makes climate, and in this respect Canada occupies a position superior to most regions. Europe has a mean elevation of 671



N. E. Quarter, Sec. 20, Twp. 24, Rge. 16. One of the finest mixed farming quarters it is possible to find. Splendid pasturage, good arable land and close to the lake.

feet; South America, 1,332 feet; Asia, 1,151; North America 748; while the Canadian part of North America is placed at 1500 feet. Seeding commences early in April, and occasionally in March, the snow having entirely disappeared. Spring scarcely puts in an appearance before it is followed by summer with its long clear days and beautiful nights, it is in this fact we find an explanation of the extraordinary rapid growth of vegetation which, under the influence of the long continued sunshine, exceeds everything known in the Southern latitudes.

The great bodies of water which are distinguishing features of Canada also exert a considerable influence on our climate. Hudson's Bay is 1000 miles long by 600 miles wide, its temperature is 65 degrees F. during the summer; in the winter



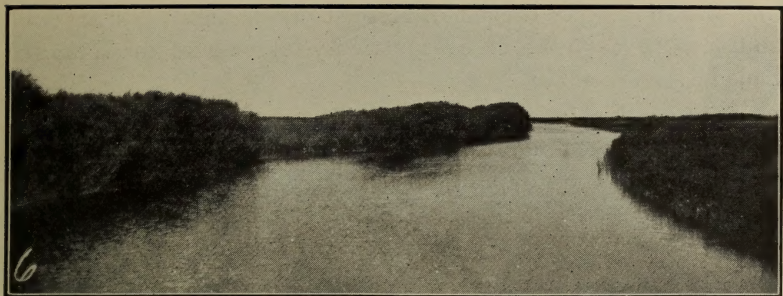
Typical farm house on Sec. 21, Twp. 24, Rge. 16. This is also the Turtle River Post Office. There is a good school close to the south side of the section.

it is three degrees warmer than the water of Lake Superior. The chain of fresh water lakes which, almost without a break extend between latitude 44.45 and latitude 51 North, and from longitude 75 to longitude 20, covers together with the smaller lakes, 130,000 square miles, and contains nearly one-half of the fresh water on the surface of the globe. The moderating influence of these large bodies of water will be at once recognized.

The following, relating to the climate of Western Canada, is taken from an article contributed to an American paper:

"The western climate is conducive to health, happiness and old age. The cold spells are divided by days that are bright, clear and pleasant, during which children enjoy playing in the





The Turtle River close to the mouth. Pike, Pickerel, Whitefish, Jackfish and many other varieties abound in large numbers.

open air for hours and young people enjoy long sleigh rides. Many instances can be given of men who have removed here in quest of health and have been benefited by the invigorating climate."

## Effect of Climate on Grain

The Wheat of Western Canada is known to be extremely hard, the yield being 30 to 50 per cent. more than in the States south of the boundary line. It is an assured fact that the farther you travel toward the northern limit of its growth the finer is the quality. The subsoil during the early period of the growth of the wheat is kept moist by the slow melting of the winter frosts through the intense heat, the moisture ascending to the surface and nourishing the roots of the grain, thus stimulating the growth and producing a bountiful crop. Again at a later period the sunshine is longer, just at the needed time, when the heads are ripening. Heat alone will not bring wheat to maturity, solar light being needed to assist, and the greater the amount the better the result obtained. From



Section 7, Township 25, Range 16. Clean, open prairie with grass to the horses' knees

the 15th of June to the 1st of August there are nearly two hours more daylight in every twenty-four hours in Western Canada than in Ohio.

The black alluvial soil, like the blackened plate of glass, absorbs heat in seemingly enormous quantities; and the subsoils that are to be found in every district of Western Canada are marvelous in the amount of their plant foods, and during the long, bright, even occasionally hot summer day, the transformation of plant cells is so rapid as only to be likened to the growth of plants under glass. To those not accustomed to the conditions which prevail, it seems so unreal as to be almost incredible, that five short months should see the vast areas, mile after mile, of grain strong in bottom, upright in stalk, and as even as a mown lawn, which greet the eye in every direction. Were the people of the old land privileged to see this beautiful and wonderful scene, they would be no longer exercised to imagine whence came the food to feed so many people, but when they looked on these magnificent crops and the promise of wonderful yields, they would wonder where the people were that required so much food.



Grass to the knees. The richest of hay. First-class water to the North provides a Stockman's paradise. On Section 21, Township 25, Range 15

## Transportation

In nothing is the transformation of every phase of life in the West more apparent than in the improvement of means of transportation. The days of the Red River cart and the "prairie schooner" familiar to the settlers of the eighties, have long since passed. The Province as a whole has exceptional railway facilities and is as well supplied with railways as many of the older states.





Stock Yards at Winnipeg



Section 17, Township 25, Range 15. An old prairie trail winds over the corner of this section. It will ultimately make one of the finest mixed farms. Dim outline of the Riding Mountains in the distance

## The Municipal System

Perhaps it would not be too much to say that the municipal system prevailing through Manitoba, is the best yet designed, and is a model, both in its conception and administration. It is the finest on the continent. The best features of the older Provinces and States of the union have been adopted. Each Municipality is divided into wards and each ward elects its representative annually by property qualifications, the ballot being extended to both sexes who own property, residents or non-residents, and the council, which is presided over by the Reeve, who is also elected annually, has the entire control and management of all purely local affairs. It levies taxes for the maintenance of roads, bridges, and other public improvements and for the support of schools within its borders. This system of taxation is radically different from that of the States in that no improvements or personal property is liable—the land only being assessed in rural municipalities. Land is assessed equitably, according to its agricultural value and its distance from market. Land that is vacant or not cultivated is taxed equally with that of which every acre is tilled. No taxes levied on barns, residences, live stock, or machinery, on wearing apparel or personal belongings, in rural Municipalities. In towns and cities only, are buildings and business stocks taxed, from ten to twenty dollars is the average tax for all purposes on a quarter section—160 acres. This includes the taxes levied for the support of schools.

The assessment is usually made on a two-thirds valuation.



## Timber and Fuel Supply

The Railway lines Easterly from Winnipeg to Fort William and Port Arthur pass through extensive timber limits near Kenora, Keewatin, Eagle River, and Rainy River. Those to the North and West passing through Riding and Duck Mountains and British Columbia, where very large saw and shingle mills are in operation supplying abundance of building materials to the various lumber yards located at every Railway station throughout the Province.

Quantities of timber for building purposes and for fuel also exist on the banks of most of the rivers and creeks. Also groves of poplar easily accessible to farmers on the open prairie. Coal mines, of which Canada has the largest area in the world, are scattered over Manitoba and the other Western Provinces.

There are fine large barns and good comfortable houses all through the districts in which our lands are located. This is made comparatively easy by the amount of timber in the forest reserve which can be cut by the settler on the payment of a very small fee to the Government. There are numerous small saw-mills where charges for sawing amount to about \$4.00 per thousand. The lumber can be taken out and landed on the farm at a cost (including all your own labor), of not over \$10.00 per thousand.

## Water Supply

The country is watered by numerous rivers, streams, and creeks. Large numbers of lakes and ponds, abounding with wild fowl, exist all over the Northwest. The supply of water is ample, wells only requiring to be sunk to a moderate depth.



Section 15, Township 25, Range 15. Clean and open; enough first-class red-top hay to pay for this section in two crops; very richest of pasture.

## Hunting and Fishing

All our lakes and streams abound with the best varieties of fish, including whitefish, pike, pickerel and many others. Our hills and plains in the more sparsely settled districts, have the best of big game hunting. Moose, elk, and many of the smaller deer falling to the luck of the persistent hunter.



Broadbuss Beach, a beautiful resort for hunters and pleasure seekers

## Educational System

While the municipal system has all the advantages of simplicity of design and effectiveness of administration, the educational system is equally efficient and admirable. The schools are all under Government control, the curriculum is broad, the teachers are well trained, and the school buildings and equipment all that can be desired. The cost of education is derived from: (1) The Government grant, payable semi-annually, in proportion to the number of teachers employed and the length of time the school has been kept open; (2) The general school tax, levied on the whole of the municipality, and (3) The special school tax, which varies in the different school districts the municipality contains. The cost of erecting schools is paid by debentures, issued by the elected trustees of the district and are usually re-payable in twenty years. The liability decreases each year, a portion being paid off by the proceeds of the special tax annually. One eighteenth of the "Fertile belt" was set apart by the Dominion Government at the time of the original survey for school purposes, and the proceeds of the sale of these lands will constitute a fund to assist educational work. Nor is



the higher education neglected, for the Province has a University that ranks high among American institutions of the kind.

Located in the city of Winnipeg—in addition to Manitoba University—are public school buildings in every ward, which are architecturally the admiration of every visitor; a Collegiate Institute, and the Provincial Normal School, as well as Wesley College, Manitoba College, St. John's College, St. Boniface College, St. Mary's Academy, Havergal College for ladies, a boys' College, Medical College, and an Agricultural College.

Throughout Manitoba the keenest interest is taken in educational matters and every child has the opportunity of receiving a really excellent scholastic training.

A few figures compiled from the returns of the Provincial Department of Education may serve to throw a side light on the enormous strides that Manitoba has made in recent years. In 1871 the school population was 817. To-day it is 71,031. In 1883 the average attendance was 5,064; to-day it is 33,794. In 1883 there were 246 teachers in the Province. Now there are 2,526. There is one teacher for every 240 people, or one for every forty of the school population. The aggregate value of the school property of the Province is over \$4,000,000.00 or over \$8.00 a head of the entire population, a condition of things to be envied by many an older country.

Churches, Schools, Agricultural Societies, Farmers' Institutes, and the best social conditions are in evidence as in the older Provinces and States. They follow settlement, and are part of the very being of the Province. Manitoba has fine hospitals, asylums for the insane, institutes for the education of the deaf and dumb, homes for unfortunates and incurable invalids—which are free to any who are unable to pay.



On Section 13, Township 25, Range 15

## Stock Raising and Dairying

The country is well adapted for raising cattle, the prairie grass being peculiarly nourishing and existing in large quantities. It also makes excellent hay, the only expense being the cost of cutting and drawing to the farmyard. So excellent is the prairie grass that cattle driven for hundreds of miles across the plains show no falling off in weight and condition as they proceed on their journey. The abundance of grass and hay, and the excellent root crops which are grown, render the raising of large herds of cattle extremely profitable.

Receipts of cattle in Winnipeg yards, 1908,	
over . . . . .	200,000
Cattle exported. . . . .	110,000
Value of export cattle to ranchers . . . . .	\$5,200,000
Winnipeg paid highest average price for	
hogs during the year 1908 . . . . .	\$7.50 per cwt.



Broaddus Beach, Lake Dauphin

Horses remain out during the winter, the depth of snow being light and the grass rich and nutritious, and when caught again in the spring are in as good condition as when turned out at the beginning of the winter.

There were about 30 creameries and 36 cheese factories in operation in Manitoba in 1908. A Government Dairy Commissioner devotes his whole time to supervising the work. A practical dairy school of instruction is operated during the winter months free of charge to farmers' sons' and daughters. Dairying is, however, still in its infancy. The possibilities of extension can hardly be estimated, for the virgin prairies give



most nutritious grasses, and the yield of cultivated crops—oats, barley, and ensilage corn for feeding purposes—is phenomenal.

In a few years time, with closer settlement, Manitoba will be as profitable a dairying province as Ontario, or any State in the Union.

Four years ago an Agricultural College and Experimental Farm was established near Winnipeg. Last year it had an average of 170 pupils.



Section 1, Township 25, Range 16

## Absence of Disease

One of the strongest points in favor of this country as a field for cattle raising is the entire absence of those diseases which have played such havoc amongst the herds on the plains of Texas and Montana; and which has had the effect of excluding them entirely from European markets. We are absolutely free from epidemics and have the finest and healthiest cattle country in the world.

The same advantages in connection with the raising of the larger class of stock apply also to sheep, and the experience of many of our settlers shows conclusively that wool growing in the Canadian Northwest is a branch of industry which will prove of great profit to every farmer engaging in it. Sheep will pay a profit of 100 per cent. every year and leave the wool to pay for their care.

The raising of poultry is now almost universal throughout Manitoba, and has been attended with the greatest possible success. The cost of keeping poultry is exceedingly small, and, in proportion, the profits are large. Every year Winnipeg dealers import large quantities of geese, turkeys and chickens from Ontario and the neighboring States.

The raising of swine is now being gone into extensively and wherever it has been tried it has proved very successful. Hogs thrive very satisfactorily in this country, have no diseases, and their keeping is attended with but little trouble and expense. Pork packing has long been an established business in Winnipeg.



Section 1, Township 25, Range 16

## Our Lands

Our lands are located through different parts of the Province of Manitoba, but principally in that valley to the East side of the Riding and Duck Mountains, known as the Dauphin district and ranging from 130 to 160 miles from Winnipeg. The great advantage of owning land in close proximity to a market like Winnipeg must be apparent to every thinking man. Practically all the grain grown in Western Canada passes through Winnipeg on its way to the sea coast, everything is controlled from this great centre. It is the distributing point for all the great Northwest, the wholesale houses and the head offices of



all the great manufacturing and banking institutions of the country are located here.

Not only is there a ready and profitable sale for all the produce that the farmer raises but the difference in freight rates is greatly in favor of the farmer who lives within a reasonable distance from Winnipeg.

Did you ever figure out the difference in the value of lands close to market, the difference in trips, time, wear and tear, expenses, etc. The same law, exactly, holds good with regard to railways.

Did you ever figure out the difference in value between lands in a good safe district where you are sure of a good crop



Steam Plowing in Manitoba

every year, and those in a district where you get one good crop every three or four years? We have figured it out, and that is why we confine our operations to the Province of Manitoba, where we have lands well served by railways, in the midst of splendid settlements, close to schools, churches and growing towns with good shipping facilities, where a great many of the discomforts of pioneering are eliminated, and where you can make a comfortable home for your family and acquire absolute independence in a few years.

The difference in freight rates on wheat grown on our lands and on lands 300 or 400 miles further away will pay 10 per cent. interest on land at \$15.00 per acre; or will absolutely pay for the land in ten years' time. Again, a fat steer standing on

our lands is worth more to you than if standing on land 300 miles further away, and the same proportion for hogs, poultry, butter and eggs, because these latter commodities must be placed on the market quickly and this can be done from our lands a great deal more advantageously than from lands further distant. Your implements, groceries, dry-goods, furniture, and all supplies cost you much less delivered on our lands, than if you lived 300 miles away. Is it too much to say that our lands are worth three times as much as lands 300 miles away even if those equal ours in quality?

Our lands are located in the best mixed farming, grain and stock raising district in Western Canada. We have an abundance of the best water, we have a good timber supply, within



Maples and Poplars abound in nice clumps in many places

a very reasonable distance, which means that the farmer can in winter secure all needed lumber, and counting the actual cost of his labor, the cost of having the lumber sawed and dressed, and everything in connection, it will not cost him more than \$10 to \$12 per thousand feet delivered on his farm; this is a very great advantage. Then we have an abundance of good fuel. We have the best of rich nutritious grasses, and we have a climate that keeps our animals practically immune from all diseases. We hesitate to state actual facts that have come under our observation as to crop yields, profits from farming investments, etc., for fear that we be charged with exaggeration, but one day's drive through our district, and an examination of our lands, will convince the most skeptical that anything is possible.





Harvesting Corn near Winnipeg

Manitoba beats the world for the production of small grain, we quote as follows from the Agricultural Departments of Washington and Winnipeg.

	Wheat.		Oats.		Barley.		Flax.
Name of State	1901	1902	1901	1902	1901	1902	1902
Michigan. . .	11.1	17.7	29.0	39.9	22.8	28.6	....
Illinois. . . .	17.6	17.9	28.2	37.7	24.5	28.6	....
Iowa. . . . .	16.2	12.6	29.8	30.7	23.6	26.3	7.9
Kansas . . . .	18.5	10.4	18.6	33.5	15.9	16.0	6.4
N.D.. . . . .	13.1	15.9	32.6	38.4	28.2	31.6	7.2
S.D.. . . . .	12.9	12.2	28.8	34.8	22.4	29.2	7.5
Oklahoma . .	16.4	11.1	20.7	47.8	22.0	36.10	7.7
Nebraska . .	17.1	23.2	19.8	34.6	16.0	31.1	8.0
MANITOBA	25.1	26.0	40.3	47.5	34.2	35.9	13.7



Section 5, Township 26, Range 15. A very beautiful section; almost an ideal location for grain and stock

The average yield of wheat for ten years in North and South Dakota and Manitoba is as follows:

- North Dakota. . . . .12.7 bushels.
- South Dakota. . . . .10.4 “
- Manitoba. . . . .21.7 “

The above are indisputable facts, every figure being taken from the statistics of the agricultural department of these two countries. Do they not interest you? Do you not wish to know more of this wonderful country?

You have had and will have no better opportunity for investment. Iowa and Illinois may have the best corn land in the world but Manitoba is the best small grain country in the world.





A beautiful sandy point projecting into Lake Dauphin

## Immigration

The Canadian Northwest is at the present time going through the most remarkable series of developments ever witnessed in any purely agricultural country in the world. To find its parallel one must compare it with the historic mining rushes, that stampeded to California in 1849, or to the Klondike exactly half a century later.

Immigration is rushing on to its fertile prairies at a rate unprecedented in the history of any land that had not the talismanic attraction of gold. When it is considered that 12 years ago the total inflow of population was only 16,835 some realization can be made of the enormous growth in the volume of the tide of settlement setting toward Canada.

The continued increase in the volume of immigration is good news for Canada generally, especially for Western Canada.

Of this stream of population a considerable and increasing proportion is American. Twelve years ago the Americans



Section 15, Township 25, Range 15

knew nothing of the natural wealth and fertility of the Canadian West. This is evidenced by the fact that only forty-four homesteads were entered for by American citizens in the year 1896 but the vigorous propaganda pursued in the States by the present Government has directed the attention of homeseekers to the country. The campaign of information as to the soil wealth of Manitoba and the other Western Provinces has induced what is called the "American invasion."

These figures tell the tale of the growth of the movement Canadaward.

1896, American Emigrants to Canada . . . . . 44

1908, American Emigrants to Canada . . . . . 59,000

And a total emigration for the twelve years of 389,000



Raspberries need little or no care. This photo was taken on Mr. Wm. Blackadar's fruit farm close to Dauphin

Their cash and settlers' effects reached \$23,600,000 in 1904; in 1908 cash in hand and settlers' effects reached nearly \$50,000,000. The reason for this inflow of population to the Canadian Northwest is, primarily, the cheapness and fertility of its agricultural lands. Land more than twice as productive as that in the best American wheat-growing States can be purchased for from one-fourth to one-twentieth of what such land would realize in the Union. The average wheat yield in the Province of Manitoba for the past twenty years according to the official figures of the Government was 21.7 bushels to the acre. The average wheat yield for 1906 in the Dauphin district was 27.5 bushels per acre.

The inrush of farmers has naturally built up cities and towns to supply them with the necessary commodities. The



finest of these is Winnipeg, the capital of Manitoba, with over 140,000 people. It is a live, hustling, go-ahead city, prosperous in its present and confident in its future. It is the commercial metropolis of the West. Its bank clearings for the year 1905 were \$369,868,179; for 1908 were \$614,111,801; among the most important in Canada. Its streets are wide and well kept, its stores display fashion's latest fancies. Its who's-else houses indicate the importance of its trade. Its churches and colleges show its appreciation of culture and religion. It has three daily papers—the largest being the Free Press, which has a sworn circulation of within a few copies of 43,000, and many weeklies and monthlies.



Natural Beauty

The data relating to the grain inspection in Winnipeg during the grain fiscal year ending August 30th, 1903, revealed the fact that Winnipeg receipts of wheat for that year greatly exceeded those of Chicago or of Duluth-Superior.

Following are the figures:

Winnipeg, wheat. . . . .	51,833,000	bushels.
Duluth-Superior, wheat. . . .	42,406,923	“
Chicago, wheat. . . . .	37,940,953	“

The figures for 1908 will show a much larger difference as nearly 100,000,000 bushels passed through Winnipeg last season.

While none are nearly so important in point of commercial pre-eminence and population as Winnipeg, Manitoba has many other towns of from 2,000 to 10,000 or 12,000 people. Brandon and Portage la Prairie, Dauphin, Neepawa, Carberry, Deloraine, and many others of less size that are very important to the surrounding country, and all live and prosperous towns reflecting the rapidly growing prosperity of the great agricultural districts of which they are the centres.

Large numbers of settlers are coming in from the different States South of the boundary as well as from Eastern Canada, buying and settling on these lands. Many more would do so if they knew that such lands could be had within the boundaries of our Province. The advantage of living even within



Section 34, Township 25, Range 15. This section has a considerable number of nice poplar groves, some fine hay land, and some rich, high, dry land, a very fine mixed farming section

easy shipping distance of a City like Winnipeg must be apparent to every would-be settler. Here is a market at his door for all the produce he can raise. Grain, vegetables, beef, pork, eggs, poultry, butter, etc., command the very highest prices, and the supply is totally inadequate to the demands of the city. Carloads of produce of every sort are being imported from Eastern Canada to supply the wants of the city. Farmers can sell fresh-made butter the year round from 25c to 30c per pound in this city; fresh-laid eggs, 25c to 50c per dozen; turkeys, geese, ducks, and chickens, from 18c to 25c per pound. It is no wonder, then, that lands are steadily advancing in demand and in value. We have seen land advance 100 per cent. in six months,



Splendidly bred cattle thrive and become beef at very small cost. This photo taken on Section 33, Township 24, Range 15

and the advance last year has been 25 per cent. to 50 per cent. As yet the lands within the Province in the best districts are not at one-fifth their actual value. In some instances lands have yielded 50 bushels of wheat per acre and in many places 35 bushels is a common crop. In one case 32 acres threshed 1,500 bushels; in another instance 75 acres yielded 33 1-2 bushels per acre, which sold at \$1.00 at the elevator, and yet this land sells at \$20 to \$30 per acre where our average crop on well farmed lands easily ranges from 22 to 30 bushels per acre.

The opportunities for investors seem almost too good to be true. We have seen one single crop of wheat pay for the land at \$15 per acre, and all expenses connected with the breaking and cultivation of the land, seed, harvesting and threshing, besides interest on the money at 7 per cent and leave a good margin as well. We have known lands to yield the owners 40 per cent. on their investment, when rented on half-crop share rental, and this rarely goes under 20 per cent., the lower return



Section 36, Township 24, Range 15



being due largely to the management on the part of the tenant, such as later and poorer cultivation and want of promptness in getting the work done in proper season.

Of course, our American friends have discovered this fact and this accounts for the large number of them who are selling out in the States and buying in Canada. We have sold lands to people from Iowa, Minnesota, North and South Dakota, Wisconsin, Illinois, Pennsylvania, and Missouri. We wish to correct, however, an impression which is largely held in the States, judging from extracts from papers sent us by our agents, to the effect that all the capital for the development of this country as well as all the settlement is coming from the United States. Europe is awakening to the fact that there is a wonderful country across the



Lake Dauphin is one of the finest pieces of fresh water it is possible to find, about thirty-five miles in length with an average width of about ten miles; runs in a north-westerly direction. The water is of the very best quality and abounds with fish

seas, promising opportunities to get along in the world such as have never been known elsewhere. Out of the total immigration into Manitoba during ten months of 1907 of 200,000, 50,000 came from the United States, nearly 70,000 from Great Britain, and the balance from European countries, and from Eastern Canada. The Immigration from Europe is only started. The Britisher goes slowly, but when he moves, he moves; and it is expected that a very large number of Scotch and English farmers will arrive this fall. For the last five years we have had a very steady influx of good farmers from the old country. The movement from the States is but in its infancy, and the efforts to stem the tide will, we believe, simply accelerate the move-

ment. It will develop into a stampede as soon as the people in the States realize what they can get in this country and the sort of a country it is. The little prejudice which there is on the part of people living in the States against Canada and Canadian institutions dies very quickly when they arrive in the country, learn about our laws and mingle with our people.

The members of our company are expert land judges and have had years of experience in Manitoba and Western Canada as actual farmers and stockmen. We are not novices or experimenters, but are among the pioneers in our business, and it was after seeing other parts of Manitoba, and the Western Provinces and weighing the merits of individual districts, that we decided to invest in what we believe to be the finest, safest,



Section 33, Township 25, Range 15. Pea-vine, vetches and red-top, intermixed with poplar groves, give splendid shelter, luxuriant feed and beauty

best, and most productive lands on the whole continent. A glance at the Government Crop Report will show that the Northwestern district where our lands are located, stands at the head of the list for crop yield, etc. For 1906 our wheat averaged 27.05 bushels per acre. We have no cheap, waste, or worthless lands. Our holdings are carefully inspected, selected mixed farming lands, within easy shipping distance of Winnipeg (the Chicago of Canada) and near the rising towns of Dauphin, Ochre River, St. Rose du Lac, and McCreary.



Timothy on the first day of July, 1909

## Yields

When care is taken in preparing land for crops, the wheat yields invariably exceed 25 bushels to the acre. Some farmers never have less than 30 bushels to the acre. On the experimental farm at Brandon the wheat yield for years has exceeded 30 bushels to the acre, and that of other crops proportionately high, the oat yield repeatedly being over 100 bushels per acre.

Forty-one varieties of wheat tested at Brandon Experimental Farm in 1901 yielded over 30 bushels per acre—the best 12 of these yielded from 35 and 40 to 42 bushels per acre. The six best varieties, including red and white fife, averaged 36 1-4 bushels per acre.

Sixty-three varieties of oats were tested at the same farm in 1901. Fifty-seven of these yielded over 60 bushels per acre. The best 12 varieties yielded from 85 to 91 bushels—an average of 88 1-2 bushels.

During the past six years the American Beauty oat has averaged 96 bushels to the acre; Banner 92 3-4 bushels, and ten varieties yielded 89 to 96 bushels per acre.

In the barley tests the yield from two rowed was from 36 1-2 to 48 bushels. Six rowed barley gave from 44 to 48 bushels, an average for the past six years of over 45 bushels to the acre.

Peas are not very extensively grown in this Province, owing possibly to the hard work harvesting this grain, and to



the fact that barley so successfully takes the place of peas for fattening hogs. However they will yield from 38 to 45 bushels per acre.

Manitoba is the banner Province in the Dominion, and we are safe in saying that it cannot be beaten in the United States, for the production of roots and vegetables. We can grow from 350 to 600 bushels of potatoes per acre, and out of this crop we can select tubers that will weigh four to five pounds each; we can grow from 700 to 1000 bushels of turnips per acre; tomatoes, melons, and all such tender vegetables ripen well on our lands; cabbage, mangel-wurzels, and in fact all vegetables peculiar to a temperate climate are to be found at their best in our Province. Corn sown for fodder if properly handled will yield as high as 20 tons to the acre. We do not grow very much for the grain alone, as wheat pays much better here than corn does even in the Central United States.

Our crops of grain and herds of cattle require so little labor compared with the production of corn that it would be a very poor investment indeed to place our land under that cereal. There are many men through the Central States, on corn farms, who are paying rent enough, when added to the cost of fertilizers which they have to use to pay for our lands and have them clear of all encumbrance in two years' time.



An ideal camping location

We have the most beautiful mixed farming lands in the world. Our natural growths are equal in the production of milk to the best cultivated grasses to be found any place.

## Fruit Culture

As yet the culture of fruit in Manitoba is in its infancy but there is absolutely no doubt that we have a soil and climate that will produce the very best varieties peculiar to the temperate climate. Wild fruits grow very luxuriantly; in June and July the open lands are covered with strawberries and other luscious berries; the groves and ridges are in many places a tangled mass of raspberries ripening in the long sunny days. Through the woods you will find patches of wild plums with fruit as large



Strawberry patch close to the town of Dauphin. The fruit yields as heavily as in any part of the world and with as little attention

and delicious as any ever grown in any orchard. Gooseberries, currants, cranberries, blue berries and many other small fruits can be cultivated successfully. At Bowsman, a little station away in the Northern part of the Province, there is one of the most profitable strawberry gardens in North America. Close to the town of Dauphin Wm. Blackadar has strawberries, raspberries, plums, apples and many other varieties of small fruits in his nursery, and all doing well. Mr. A. P. Stevenson, of Morden, had over 200 barrels of apples in his orchard in the season of 1908, among which were found the following varieties: "Saccharine," "Gravenstine," "Duchess," "Anisette," "Hibernal,"



East Half Section 4, Township 25, Range 15

"Blushed Colville," "Osterkoff," and the "Transcendent" and "Hyslop" crabs. The crab-apple trees are so heavily laden that in many cases as many as fifty apples can be counted on a branch less than three feet in length, and it is necessary to support the limbs in order to keep them from breaking. In no country in the world does fruit yield as heavily for the cultivation given.

### Investments

It is safe to say that no investment in safety and dividend-paying aspects can equal the profits to be derived from placing money in first class farming lands at such figures as we are able to offer in our Province. The natural increase in value on wild lands during the last few years has ranged from 10 per cent. to 100 per cent. per annum. If properly handled, and placed under good management, improved land will pay for itself after the first payment is made. The following table is compiled from personal experience and from the Government Statistics. It has been enacted and duplicated many times in our Province.



Section 1, Township 25, Range 15





On Section 34, Township 25, Range 15

## Statement Showing Net Income from 160 Acres of Land

BREAKING.	
160 acres at \$3.00 per acre .....	\$480.00
HARROWING	
And preparing for seed, \$1.00 per acre .....	160.00
SEED.	
100 acres of wheat, 1 1-2 bus. per acre, at 1.00 .....	150.00
40 acres of oats, 3 bus. per acre, at 40 .....	48.00
20 acres of barley, 2 bus. per acre, at 60 .....	24.00
HARVESTING	
Cutting at 60c per acre .....	96.00
Binding twine at 45c per acre .....	72.00
STACKING AND THRESHING	
2700 bushels of wheat at 6c .....	162.00
3800 bushels of oats at 5c .....	190.00
1200 bushels of barley at 5c .....	60.00
INTEREST	
On Purchase Price at 6 per cent. for one year .....	144.00
TOTAL COST	
Of operating and expenses according to Government reports .....	\$1586.00
INCOME	
2700 bushels of wheat at \$1.00 per bushel .....	2700.00
1200 bushels of barley at 60c per bushel .....	720.00
3800 bushels of oats at 40c per bushel .....	1520.00
	<hr/>
	\$4940.00
Less Expenses.....	1586.00
	<hr/>
Net Income from 160 Acres.....	\$3354.00



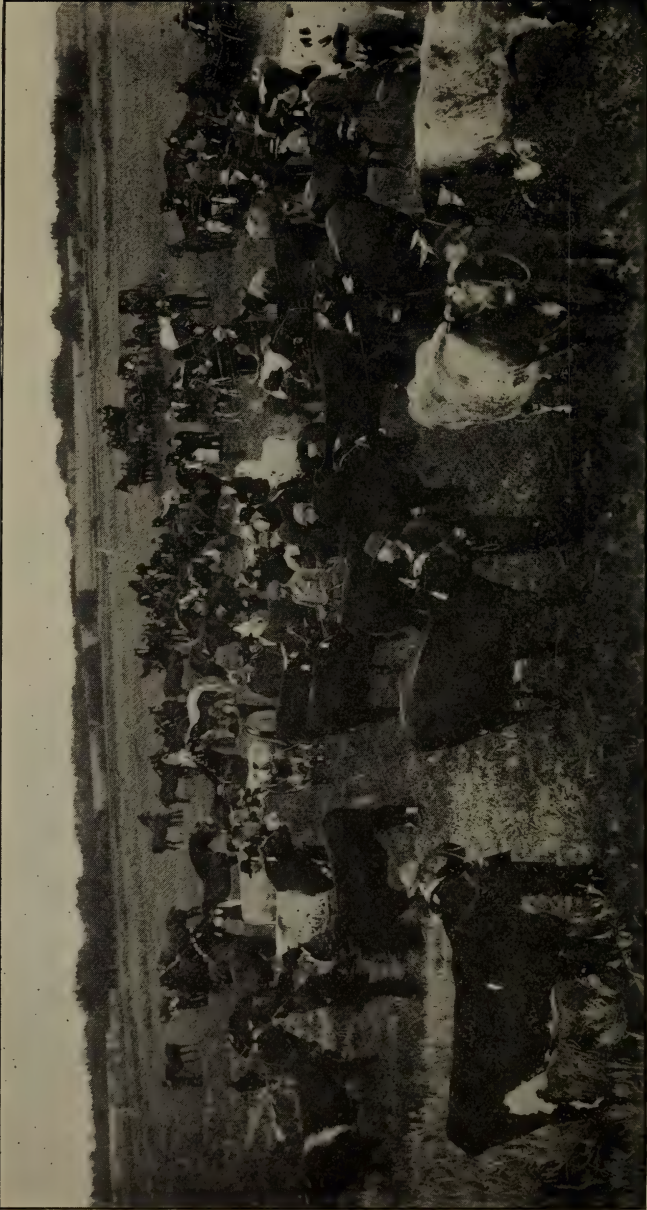
The nucleus of a fortune in Strawberries

The gross receipts from several farms in wheat in our district amounted in 1908 to \$20, \$22, \$25, \$27, and in many cases as high as \$30 per acre, leaving a very large profit after the expenses were deducted.

The questionable nature of securities offered for investment, and the large number of failures of banks and many other concerns during the past few years has stimulated the inquiry for the solid, safe investment in land now going on. A man may be crowded out of his profession, his mercantile ventures may fail from causes wholly beyond his control, the corporations in which he has invested money may default, but the returns from good land are as certain as the return of seed time and harvest.



On Section 12, Township 25, Range 15



Prairie Fed Live Stock





Horse raising is a very profitable industry. Colts, at three and four years old, will bring from \$400 to \$600 per pair, the cost of raising is practically nothing outside the interest on the money in the original investment.

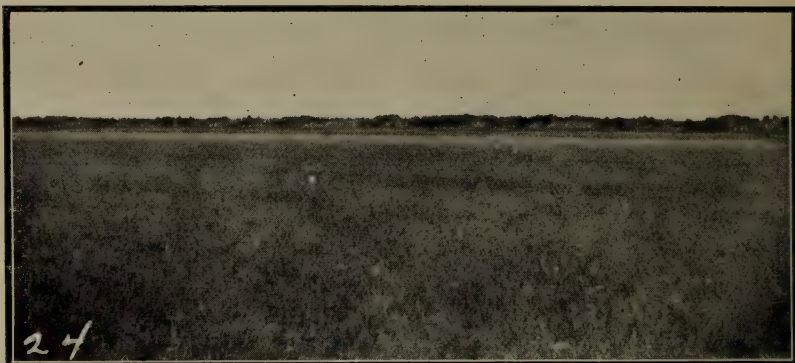
Through business depressions, financial panic, and political revolutions the land is always there, and always yielding its fruits in proportion to the amount of labor expended thereon. It is actually the only form of pure investment, as land itself is the primitive foundation of all wealth.

## Horses and Pure-Bred Stock

There are many successful dairy farms, as well as enterprising breeders of Shorthorns, Herefords, and all other beef and dairy breeds of cattle; there are splendid stables of Clydesdales, Percherons, Hackneys, and the many other breeds of horses—Manitoba has, for its population, the finest class of horses in North America. Where weight is wanted they have bred, not only for weight but for clean bone and activity, where breeding in a thoroughbred class is wanted we have selected the best stock in the world, and with the assistance of the best climate in the



Section 7, Township 26, Range 15. A general view over a splendid mixed farming section



North Half Section 14, Township 25, Range 15

world for horses, we stand second to none for quality in practically every class. First-class heavy horses of the Clydesdale, Percheron or Shire type, at four years old, bring from \$500 to \$700 a pair and the cost of raising is comparatively very small.

## Opportunities

It is but a very short time since the very best of land in the Middle and Western States could be bought for \$15 per acre, now it is worth from \$75 to \$150 per acre; the men who invested but a few dollars per acre at that time are to-day wealthy from the advance in the value of the land alone. These lands are not as rich to-day as they were years ago, and will not produce as much per acre, but they are located close to markets, which have enormous consumption, and for these reasons alone one acre can now be sold for what ten acres cost



Typical view of our lands; taken on Section 7, Township 25, Range 15

a few years ago. The same opportunity stands before the people in our Province to-day reaching out for the men to take it in hand. Our lands will yield as much as the best lands ever did in the Central States and in a very few years they will be worth per acre just as much as those lands are to-day. The chances then will be gone, now is the time to investigate, and make your investments. An opportunity may be all right but it is no good to you unless you take it up, it will be very little consolation to you to be able to say that you might have bought Canadian lands at \$15.00 per acre, after the same lands have reached a value of \$50 per acre, but if you are able to look ahead, as the far seeing men did in your own locality, you will take up the opportunities.



Section 15, Township 25, Range 15

You are staying on high priced lands. Why not come where you can buy ten acres for one you now have, and where every acre so purchased will yield you as great returns, for the labor expended, as any acre you now own in any grain growing belt in the world. There is no fetter or ban on progress or ambition, we welcome good men from everywhere in our great cosmopolitan country, the Americans whose enterprise and experience with similar soil and climatic conditions give them particular fitness for successful operation in Canada are especially welcome. There is no violent change in the circumstances of life, or in social conditions, by removing to our Province. Americans reside here but a short time when they become the most enthusiastic admirers and supporters of our Governmental and judicial systems. The American can aspire to, and will be





A sweep over Section 34, Township 24, Range 15

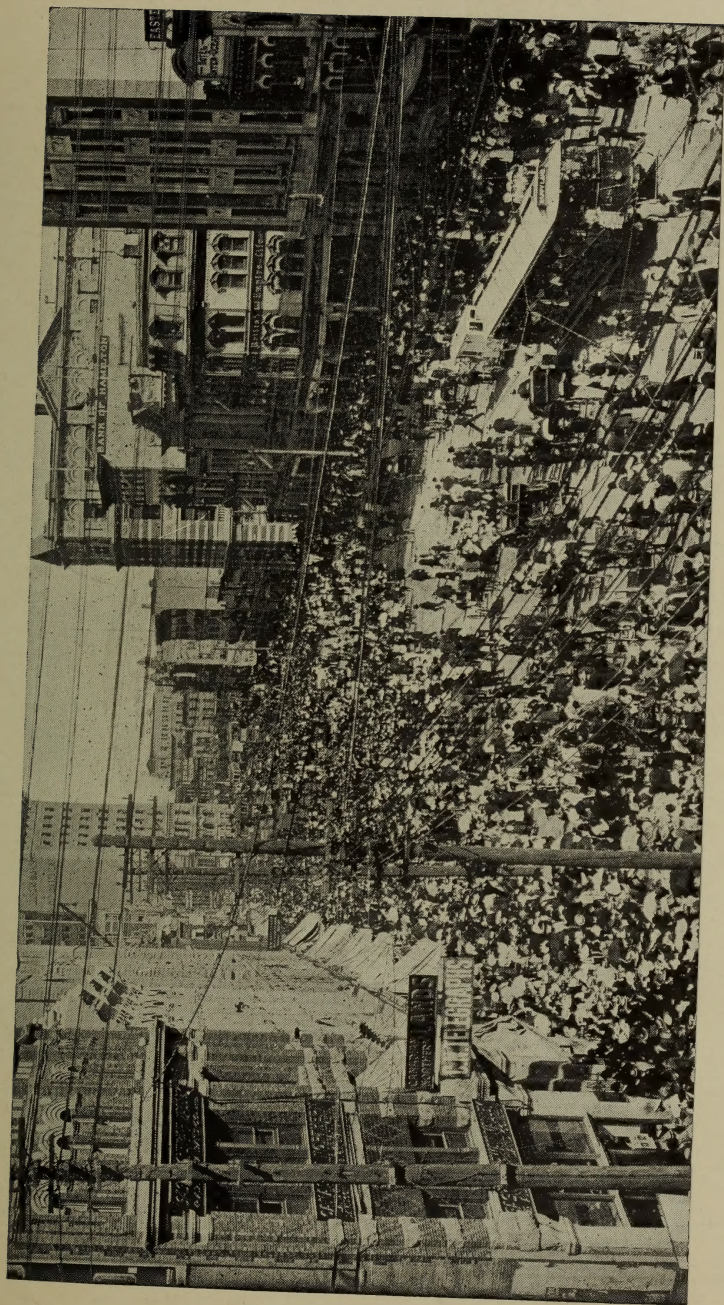
eligible for, any position of honor or responsibility, to be found in our Provincial or Federal politics, as soon as he has become a naturalized citizen.

## Customs

Under the customs tariff of Canada, a bona fide settler may bring across the boundary, free of duty, the following articles, viz: Household furniture, wearing apparel, books pertaining to his profession, tools, and implements necessary to his trade or occupation, which he has owned and used for six months previous to his removal to Canada, and all agricultural implements in use by the settler at least one year previous to entry. Each settler is allowed to bring in, free of duty, one horse or cattle beast for each ten acres secured, up to 320 acres; one sheep or swine for each acre so secured and in fact all the necessary stock, implements, etc., for the successful operation of his farm.

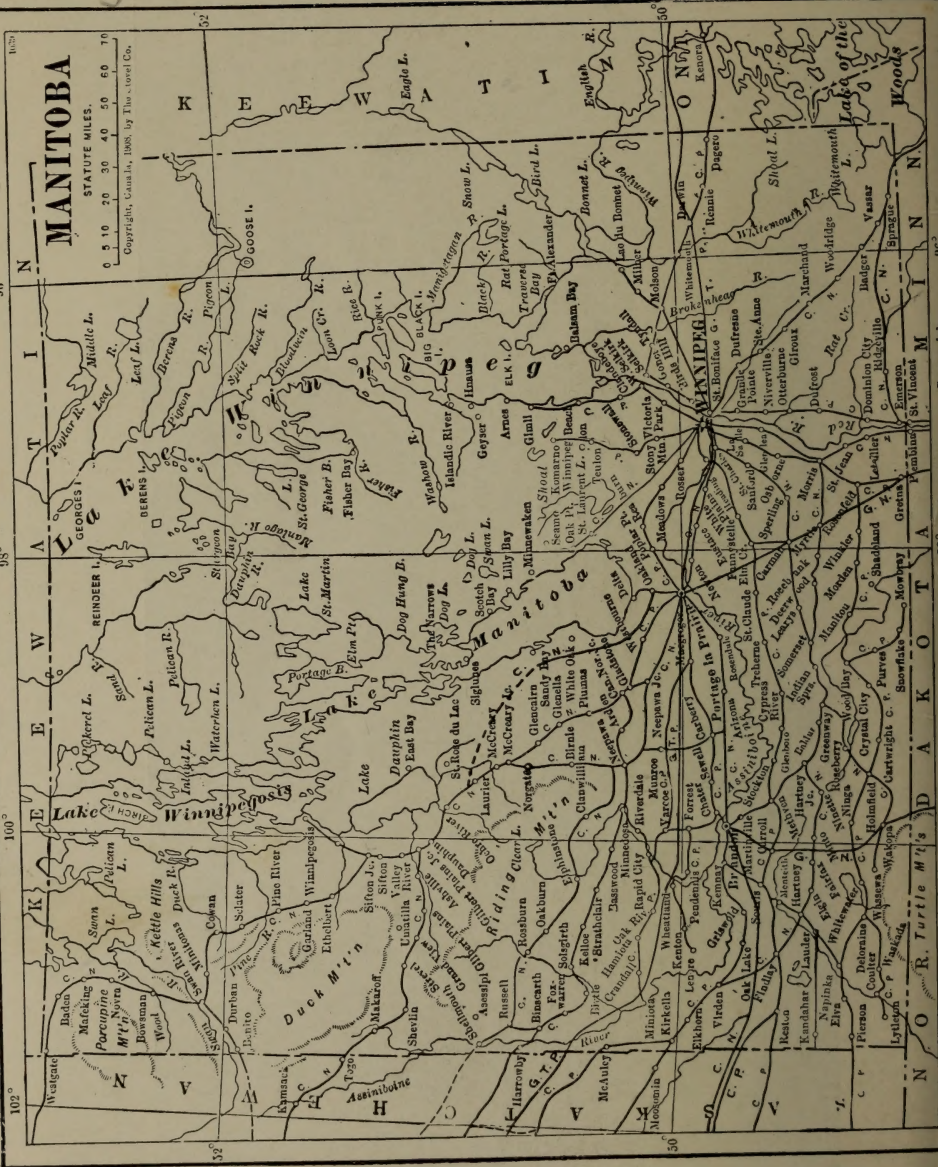


A general view over Section 14, Township 25, Range 15



On a Holiday, Main Street, Winnipeg.





# MANITOBA

STATUTE MILES.  
0 10 20 30 40 50 60 70  
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